

GOVERNMENT OF ANDHRA PRADESH  
ABSTRACT

LANDS – Hyderabad District – Shaikpet Mandal – Transfer of Rights on certain occupations / encroachments of specified categories of unassigned Government lands – Application of Smt. K.Rekha Rao W/o K.Sudheer Rao for regularization of encroached Government land an extent of 896 Square Yards in Sy. No. 403/P of Shaikpet Village and Mandal – Orders – Issued.

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Revenue (Assignments.III) Department

**G.O. Ms. No.** 820

**Dated 16.08.2010.**  
**Read the following :-**

- (1) G.O. Ms. No. 166, Revenue (Assn.POT) Department, dated 16.2.2008.
- (2) Letter No. I2/3229/2008, dated 21.10.2008 of the District Collector – Hyderabad.
- (3) Ref. No. BB2/2036/2008 dated 16.2.2009 received from the Chief Commissioner of Land Administration, AP Hyderabad.

-:O:-

**ORDER :-**

In the reference 2<sup>nd</sup> read above the District Collector – Hyderabad has submitted that one Smt. K.Rekha Rao W/o Sri K.Sudheer Rao has filed an application for Transfer of Rights of Government land as per the provisions of G.O. Ms. No. 166, Revenue (Assn.POT) Department, dated 16.2.2008 in respect of Premises Nos. 8-2-684/Z/R/7, 8-2-684/Z/R/6 Part, 8-2-684/Z/R/7 Part, Road No.12, Banjara Hills, Shaikpet Village and Mandal, Hyderabad District in Sy. No. 403/P of Shaikpet Village and Mandal, Hyderabad District to an extent of 288 Squire Yards, 320 Square Yards, 288 Square Yards totaling to 896 Square Yards in the above mentioned premises.

**2.** The District Collector – Hyderabad has further submitted that the above (3) applications were forwarded to the Tahsildar, Shaikpet Mandal for enquiry and report on 22.4.2008. The Tahsildar Shaikpet Mandal has reported that the I and pertains to all the above (03) cases are vacant on ground and claiming the land and deriving the title as originally the land was stated to be purchased by the father of Sri O. Venkat Ramulu to an extent of Ac. 5.00 covered by Sy. No. 129/104 situated at Shaikpet Village from one Sri Triyambaka Rao S/o Govinda Rao in whose favour a patta was granted by the then Government Collector, Atraf Balda and the said Triyambaka Rao paid all the taxes to the Government and his name also shown in the Gazette Notification dated 09.09.1981 published by the Government of A.P. in respect of (35) Assignments calling for objections and concerned records for identification of Government / Private lands in Shaikpet Village. In the said Notification the name of Triyambaka Rao was shown at Sl. No. 18 against the Sy. No. 129/104 of Shaikpet Village.

**3.** The District Collector – Hyderabad has also submitted that the said Sy. No. 129/104 is not an existing in revenue records and the alleged assignment is also cancelled during the year 1982 itself. Concealing these facts, O.Venkat Ramulu who is claiming the rights over the property through Triyambaka Rao sold away this lands to different persons on different occasions and get it registered. The land for which the regularization is applied is vacant on ground claimed by the applicants as he / she derived the title through his / her vendors as Sy. No. 129/104, which is one among the (35) Assignments reflected at Sl. No.18, which is non-existing in revenue records at present. The regularization for which the applicants applied falls on ground in Sy. No. 403, T.S. No.5, Block 'H', Ward No.10 of Shaikpet Village.

**4.** It has also been reported that as per the Report given by the Mandal Surveyor with reference to the records i.e. the Sketch in L.G case No. 87/98 filed by the State represented by the Mandal Revenue Officer – Shaikpet against one Sri Sheshu Babu does not fall in the said land, but the applicant Smt. Rekha Rao has impleaded in the above L.G. case No. 87/98 and the said L.G. Case is pending.

**5.** The District Collector – Hyderabad further submitted that the above cases were placed before the State Level Committee on 30.04.2008 and the Committee remanded all the cases to the Collector – Hyderabad with a direction to examine as per the provisions under G.O. Ms. No. 166, Revenue (Assn.POT) Department, dated 16.2.2008 and G.O. Ms. No. 370, Revenue (Assn.POT) Department, dated 13.3.2008 and verify the eligibility of the cases, and identify if the lands are highly valuable and submit the cases falling under the purview of the Committee at State Level along with the proposals and a specific report before the Committee for consideration.

**6.** The District Collector – Hyderabad has further submitted that the lands applied for regularization are vacant on ground, the cases have been referred to the G.H.M.C. to confirm the genuineness of Premises Numbers allotted to the applicant with reference to the Records. The Deputy Commissioner, Circle No.10, GHMC Khairatabad vide his letter No. 5588/TC10/T5/2008, dated 23.7.2008 has furnished the Premises Numbers as per the Assessment Register as detailed below.

**Cond.2.**

Sl. No.	Smt. / Sri	Pr. No.	ARV VLT + ROOM	w.e.f	Yearly Tax
<b>1</b>	<b>K.Rekha Rao</b>	<b>8-2-684/Z/R/2</b>	<b>Rs.36,960/-</b>	<b>01.04.2002</b>	<b>Rs.11,684/-</b>
2	D.Venugopal Rao	8-2-684/Z/R/6	Rs.33,516/-	01.04.2002	Rs.10,569/-
3	D.Bharat Bhushan	8-2-684/Z/R/6/1	Rs.46,896/-	01.04.2002	RS.14,904/-
<b>4</b>	<b>K.Rekha Rao</b>	<b>8-2-684/Z/R/7</b>	<b>RS.33,516/-</b>	<b>01.04.2002</b>	<b>Rs.10,569/-</b>
5	E.Venkateswara Rao	8-2-684/Z/R/7/1	Rs.47,568/-	01.04.2002	Rs.15,121/-
<b>6</b>	<b>K.Rekha Rao</b>	<b>8-2-684/Z/R/7/2 ( O/L)</b>	<b>RS.31,116/-</b>	<b>01.04.2002</b>	<b>Rs.10,082/-</b>

**7.** The District Collector – Hyderabad has further submitted that the land applied for regularization was inspected by the Special Deputy Collector ( Law Officer), O/o the District Collector – Hyderabad and submitted a report. The application for regularization was placed before the District Level Committee in its meeting held on 22.09.2008. The Committee has recommended the case for regularization and requested to forward the application to the Chief Commissioner of Land Administration.

**8.** In the reference 3<sup>rd</sup> read above, the Chief Commissioner of Land Administration, AP Hyderabad has submitted that the proposal of the District Collector Hyderabad for regularization of encroached Government land to an extent of 896 Square Yards in Sy. No. 403/P in Shaikpet Village and Mandal was placed before the Regularization Committee in its meeting held on 27.01.2009 and the Committee has recommended the proposal of the District Collector Hyderabad on payment of basic value as on 31.12.2003 comes to Rs.1,07,51,469/- ( Rupees one crore seven lakhs fifty one thousand four hundred and sixty nine) only. The Chief Commissioner of Land Administration while enclosing the minutes has requested the Government to issue necessary orders in the matter.

**9.** In the above circumstances, and the recommendations of the Regularization Committee at Chief Commissioner of Land Administration level and as requested by the Chief Commissioner of Land Administration, Government hereby permit the District Collector – Hyderabad for transfer of rights of Government land measuring an extent of 896 square yards in Sy. No. 403/P of Shaikpet Village and Mandal in favour of Smt. K.Rekha Rao W/o K.Sudheer Rao encroached upon by her on payment of Rs.1,07,51,469/- ( Rupees one crore seven lakhs fifty one thousand four hundred and sixty nine only) as per G.O. Ms. No.166, Revenue (Assn. POT) Department, dated 16.2.2008. Subject to the following conditions.

- (i) It is to be ensured that the proof of document furnished by the applicant should be in favour of the applicant and the document should be on or before the stipulated date i.e. 31.12.2003.
- (ii) The Registered Document should be verified about its validity and genuineniess, as copies of documents on left side of documents blank without registration stamps and not attested.
- (iii) The calculation should be verified as per matrix and confirm its correctness before giving notice to the applicant.
- (iv) An Affidavit should be obtained from the applicant that he / she shall forego his / her rights in all pending cases and withdrawal of L.G. / S.L.P. cases pending before the Land Grabbing Court and other Courts etc.
- (v) All other conditions prescribed in G.O. Ms. No. 166 should be followed.

**10.** The Special Chief Secretary and Chief Commissioner of Land Administration, AP Hyderabad and the District Collector – Hyderabad are requested to take necessary further action accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

ANIL CHANDRA PUNETHA  
PRL. SECRETARY TO GOVERNMENT

To  
The Special Chief Secretary and Chief Commissioner of  
Land Administration, AP Hyderabad.  
The District Collector – Hyderabad.

Copy to:  
The Applicant  
(thro' Collector - Hyderabad)  
SF / SC

/ Forwarded :: By Order /

SECTION OFFICER